



WEST PIKELAND TOWNSHIP
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425

MINUTES OF MEETING OF WEST PIKELAND TOWNSHIP
OPEN SPACE ADVISORY SUBCOMMITTEE
June 11, 2026

ATTENDING:

Lisa Lacroix, Chair
Teresa Wood, Vice Chair
Art Vrecenak, Secretary
Richard Bright, Member, via teleconference
Kim Pavia, Member
Glenn Wenger, Member
Don Finn, Member
Ellen Gacomis, Member
Noreen Vigilante, Township Supervisor Liaison
Joan Blatcher, WP Township Manager
Reagan Sarmiento, WP resident

A regular meeting of the West Pikeland Township Open Space Advisory Subcommittee was convened on June 11, 2026, at the West Pikeland Township Municipal Building, at 1645 Art School Road in Chester Springs, PA 19425.

CALL TO ORDER

The meeting was called to order by Chairperson Lisa Lacroix at 6:30 p.m. All Open Space Advisory Subcommittee members present at the meeting were those listed as attending above. All were present, as indicated, at the commencement of the meeting.

APPROVAL OF AGENDA

Chairperson Lacroix asked whether any matters were proposed as changes or additions to the published Agenda for the April 9 Meeting. There were no additional matters or changes to the

published Agenda. Agenda was approved via motion by Glenn Wenger, seconded by Teresa Wood.

ANYONE WISHING TO BE HEARD

Township resident Reagan Sarmento attended the meeting, expressing interest in Open Space issues in the Township. No specific issues were raised.

GOVERNANCE

1. **Review/approval of Minutes from the April meeting.** Chairperson Lisa Lacroix asked for comments or a motion for approval of the minutes, as drafted, of the May 14, 2026, meeting (with Executive Session Notes Addendum). After discussion and a suggested correction by Teresa Wood to the Executive session minutes, on motion by Glenn Wenger, seconded by Teresa Wood, the draft meeting Minutes and Executive Session Notes Addendum, dated May 14, 2026, were unanimously approved, as amended, by vote of the members present.

2. **Review of Financial Statement.** Teresa Wood presented key aspects of the Township's Statement of Financial Position as of May 31, 2026. Among other points, Teresa noted that:

- Total Open Space funds balance as of 5/31/2026 was \$3,375,535, of which \$1,722,116 is allocated to acquisition and \$1,653,419 is allocated to maintenance.
- Total revenue YTD was \$434,301. Expenditures YTD totaled \$78,635.
- Since the last report, the first installment of the bond payment, principal and interest, of \$57,280 was paid. The bond payments will continue until 2035.
- Net excess of revenue over expenses, YTD through May totaled \$355,666.

OLD BUSINESS

1. No Old Business

NEW BUSINESS

1. Joan Blatcher, Township Manager presentation regarding Township efforts to improve the Police Station. Currently three options under consideration:
 - a. Art School Road, involving temporary trailers for 18-24 months at Walnut Lane, while demolishing the current building and constructing an expanded facility where the current building stands. Expansion accomplished by digging into the hill.
 - b. Walnut Lane Park – Township Offices and Police Station would remain on Art School Road until a Police Station is built in Walnut Lane Park. Subsequently, Township Administration offices would move into the current Police Station building.
 - c. 1001 Kimberton Road, (aka “Tom Oates Property”) where the Warehouse and Just Joe's are currently located. Township Offices and Police Station would remain on Art School Road until that structure was able to be renovated. Police and Township offices would move in, with the potential for renting additional space on the property as a revenue source. Still under discussion.

- i. The front portion of the property is a remediated brown field. PA DEP has signed off that it is fine as a non-residential property as of 2019. Township is investigating that the situation hasn't changed since then.
 - ii. A condition of the sale, if that is pursued, will be that the lot be subdivided prior to sale. In that case, Open Space funds might be used to purchase the back portion (approx. 4 Acres) and the Township would purchase the front portion (approx 3.2 Acres). The parcels on either side of the rear portion are currently owned by the Township. The lot would allow for a connection from Horseshoe Trail to Walnut Lane Park.
- d. Feedback –
 - i. Questions about trail connection potential.
 - ii. Questions about listing the property as potential Township open space, using the statutory process via the Planning Commission. If Planning Commission recommends that the designated uses of the property be changed to allow it to be designated as open space, the parcel still needs to be ranked and rated via the Open Space Subcommittee process. This process will take time. Open Space will meet in July to rate that parcel. The PROST team, including the Natural Lands member, while working on another township project, unofficially indicated their belief that the back portion might qualify for a number of grants for open space (e.g., rail to trails) In addition, there exists the potential for trail parking.
 - iii. The amount to be borrowed for both the Walnut Lane and Tom Oates options would be \$2.5 Million. Opportunities exist to have tenants on the Tom Oates properties. Such revenue streams Need to be factored into the economic analysis.
 - iv. What are the alternative uses of the Tom Oates property if the Township doesn't purchase it? It's an industrial zoned property.

ANNOUNCEMENTS AND UPDATES

1. EAC – Glenn Wenger has taken on the task to re-do Meta's Garden in Pine Creek Park. \$150 from EAC so far. Can Open Space money be used for this if more is needed? Start with Parks and Recreation for fund raising.
2. Parks and Recreation – Art Vrecenak reported that the Parks and Recreation Committee is not meeting again until September.
3. Next meeting ~~July 9~~ – **UPDATE**. Next meeting will be a joint meeting with the West Pikeland Land Trust on Monday, July 27, 2026, at 6:30 PM

ADJOURNMENT

At 7:18 p.m., Chairperson Lisa Lacroix, on a motion by Art Vrecenak, seconded by Teresa Wood, adjourned the Regular Meeting in order to convene an Executive Session to discuss property-specific matters. See: Executive Session Notes Addendum.

Respectfully Submitted,

Art Vrecenak, Secretary